

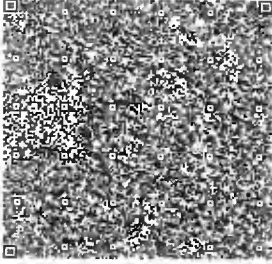


सत्यमेव जयते

INDIA NON JUDICIAL Government of Karnataka

e-Stamp

Certificate No. : IN-KA44690819440251P
Certificate Issued Date : 09-Dec-2017 12:23 PM
Account Reference : NONACC (FI)/ kaksfcl08/ HSR LAYOUT/ KA-BA
Unique Doc. Reference : SUBIN-KAKAKSFCL0841629269552221P
Purchased by : HITISH SETHIA SHASHANK ANAND KUMAR
Description of Document : Article 12 Bond
Description : RENTAL AGREEMENT
Consideration Price (Rs.) : 0
(Zero)
First Party : SHIVANI V KUMAR
Second Party : HITISH SETHIA SHASHANK ANAND KUMAR
Stamp Duty Paid By : HITISH SETHIA SHASHANK ANAND KUMAR
Stamp Duty Amount(Rs.) : 100
(One Hundred only)



B
The Pavagada Souharda Multipurpose
Co-operative Limited (R)
H.S.R. Layout Branch

-----Please write or type below this line-----

RENTAL AGREEMENT

This Lease Agreement is made on this 09th day of December 2017, Effective from: 1st of December, 2017 between:

Mrs SHIVANI V KUMAR w/o Mr Vipul Kumar residing at #602, Wind 10, AHAD EUPHORIA, Kodathi, Sarjapur Road, Bangalore 560035 (hereinafter referred to as "the LESSOR" which expression shall include her / his heirs, successors, legal representatives and assignees) of the one part

Shivani

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V. Shashank

H. K. Kashin

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

And

Mr HITISH SETHIA S/o. Mr Harish Sethia with permanent address as 156, Awas Vikas Colony, Rudrapur, Uttarakhand 263153

Mr SHASHANK VEERAPANENI S/o. Mr Srinivasa Rao Veerapaneni with permanent address as Flat No 501, Pavan Residency, Mamatha Hospital Road, Khammam, Telangana 507002

Mr ANAND KUMAR KESHRI S/O Mr Vinod Kumar Keshri with permanent address as Agrahari Muhalla, Garhwa, Jharkhand 822114

(hereinafter called "the LESSEE" which expression shall unless the context or the subject otherwise include its successors and assigns) of the other part.

AND WHEREAS the LESSOR is the absolute and Legal Owner and Landlord of all that place and parcel of house property at #305, S L S Serenity, Kadubisanahalli, Outer Ring Road, Bangalore 560103.

AND WHEREAS the LESSOR has agreed to give on rent the above mentioned Flat consisting of 3 bedrooms, separate living and dining rooms, 2 bathrooms, kitchen and two balconies in S L S Serenity Apartments Complex with a dedicated covered car parking in the basement for which possession will be retained by the LESSOR.

AND WHEREAS the LESSEE has requested the LESSOR to allow the LESSEE use and the occupation of the said premises for the purpose of residential use.

NOW THEREFORE THIS DEED WITNESSED AND THE PARTIES MUTUALLY COVENANT WITH EACH OTHER AS FOLLOWS:

1. The LESSOR hereby agrees to grant lease and permission to the LESSEE to the use the subject property therein for their residence with a maximum of 3 occupants on and from 01/12/2017, and LESSEE herein has agreed to take the subject property on lease basis with effect from the said date. The period of lease is for 11 months from 01/12/2017 to 31/10/2018.
2. In consideration of the LESSOR granting lease to the LESSEE, the LESSEE shall pay the LESSOR a monthly rent of Rs.30000 (Rupees Thirty Thousand only) plus the ongoing monthly maintenance (current Maintenance is Rs 3070/- per month) payable by the 5th day of the month of the English Calendar as advance rent.
3. The LESSOR may at his sole discretion extend the period of lease agreement with mutual understanding.
4. The LESSEE shall furnish to the LESSOR interest free security deposit of Rs.1,30,000 (Rupees One Lakh Thirty Thousand only) which will be paid by the LESSEE to the LESSOR at the time of physically taking the property for occupation, which shall be refunded at the time of vacating the premises or on

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Mr. Keshri

termination of this lease and vacant and peaceful possession handed over by the LESSEE to the LESSOR.

5. The LESSEE shall pay all charges for electricity and water consumed by him in the said premises direct to the authorities concerned.
6. That the LESSOR is fully empowered, authorized and able to make this Deed of the Lease and will hold LESSEE free and harmless of any demands, encumbrances, claims, actions or proceedings by others in respect of the quiet possession of the premises and the LESSOR further states that he/she will ensure to LESSEE peaceful and uninterrupted use and enjoyment of the premises during the term of the lease.
7. The LESSEE shall abide by all the rules and regulations as set by the Apartment Association and ensure no disturbance is caused to others due to any activity with-in the Flat or in the Apartment complexing
8. The LESSEE shall be liable to undertake all the day-to-day repairs of the electricity, sanitary and water supply.
9. That the LESSOR shall be responsible for the payments of any taxes or levies imposed by the Government of India or Governmental authorities and that all laws and rules, regulations of such authorities will fully be complied by the LESSOR.
10. The LESSEE shall not during the period of the Lease Agreement make any structural alterations in the said premises without the prior written consent of the LESSOR, but shall be at liberty to install domestic electrical appliances and other conveniences reasonably required by him and which remain the property of the LESSEE and shall be removed by him on vacating the premises.
11. That the "LESSEE" shall not have the right to sublet the premises either partly or wholly to any of its subsidiary / associate concerns or to any other person, body, association or entity.
12. The LESSEE, will keep and maintain the LESSOR'S fixtures and fittings including 5 Fans, 2 Geysers, 1 Chimney, 1 Cook Top, 1 Chandelier, 2 single cots with mattress, two study tables, 1 steel Almirah, curtains in all windows and decorative and functional light fittings in all rooms and bathrooms in the said premises in good order and condition and upon the termination of the lease the LESSEE will leave the same as provided by the LESSOR to the LESSEE at the time of handing over the possession of the said premises (reasonable wear and tear and loss accepted).
13. The LESSOR shall renew the agreement after 11 months with the interest of the LESSEE whereby the LESSEE shall pay 10% more than the current rent every month after the termination of the current agreement.

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14. The LESSEE shall have an option of terminating this Lease Agreement by giving Two-month notice. However, this option can be exercised only after expiry of the first Six months, alternatively after payment of Six months minimum rent. On doing so the LESSOR shall return to the LESSEE all unadjusted monies paid to him in the form of advance rent or security deposit.
15. On the termination of the Lease, LESSEE shall forthwith remove themselves and their respective belongings, articles and other things from the said premises.
16. All keys belonging to the said premises shall be handed over to the LESSEE at the time of signing of the Lease Agreement that the LESSEE shall return to the LESSOR on the expiry or the termination of the Lease Agreement.
17. The LESSOR shall not be responsible for any theft, loss, damage or destruction of any property of the LESSEE or the occupant living in the said premises not for any bodily injury to any person living in the said premises during the occupancy of the leased premises from any cause whatsoever.
18. It is agreed that if the LESSEE commits a breach of the terms by doing any structural changes in the premises or non-payment of rent etc., the LESSOR shall be entitled to revoke the lease granted after giving the LESSEE one month's written notice to remedy the breach complained of. On expiry of the said period of one month, the LESSOR shall have the right to determine the Lease Agreement if the LESSEE has not remedied the breach complained of.
19. The LESSOR and the LESSOR's authorised representatives shall have full liberty to inspect the leased premises at a reasonable hour by giving 24-hour notice. That LESSOR shall be to enter the said premises to view the condition thereof the effect any such repairs as the LESSOR is required to do pursuant to its covenants in that behalf herein contained and LESSEE shall allow the same to be done without any objection.
20. In case the LESSEE does not vacate the premises on the expiry of the lease period, the lessee shall pay a daily charge of Rs.1500 (Rupees One Thousand and Five Hundred only) extra per day, as penalty to the LESSOR till the date of vacation of the said premises. This penalty shall be without prejudice to the right of the LESSOR to take steps to take the possession of the said premises.
21. At the time of handing over the vacant and peaceful possession of the premises by the LESSEE to the LESSOR the LESSOR has to refund all the money paid to him as security deposit after the justified deductions (including repair charges and painting charges, any pending electrical charges, water charges, maintenance charges, etc).
22. That all payments described in this Deed of the Lease shall become due as from the date here above stated. Under no circumstances shall LESSEE occupy the premises until such payments have been made.

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SCHEDULE

The premises situated at: #305, S L S Serenity, Kadubisanahalli, Outer Ring Road, Bangalore 560103.

Consisting of: One hall, One Kitchen, One dining Hall, Two balconies, Three bedrooms, 2 attach bathrooms & toilets with electricity and water and one covered car parking facility.

LESSOR

Name: SHIVANI V KUMAR

Sign: Shivani

Date: 09/12/2017

LESSEE

Name 1: HITISH SETHIA

Sign: Hitish

Name 1: V. Shashank

Sign: V. Shashank

Name 3: Anand Kumar keshri

Sign: AKK-keshri

Date: 09/12/2017

WITNESS 1

Name: VIPUL KUMAR

Sign: Vipul

Address:

602, wing-10, AHAD -
EUPHORIA

KODATHI, SARJAPUR ROAD,

BANGALORE - 560035

WITNESS 2

Name:

Sign:

Address:

Shivani

Hitish

V. Shashank

AKK-keshri